

City Council Introduction: **Monday**, May 24, 2004
Public Hearing: **Monday**, June 7, 2004, at **1:30 p.m.**

Bill No. 04R-119

FACTSHEET

TITLE: **COMPREHENSIVE PLAN AMENDMENT NO. 04001**, requested by the Urban Development Department and the Public Works & Utilities Department, to amend the 2025 Lincoln-Lancaster County Comprehensive Plan, by adopting the ***"North 48th Street/University Place Plan: Neighborhood Revitalization & Transportation Analysis, 2004"*** as an approved subarea plan, and to amend the land use plan accordingly, on property generally located between N. 46th and N. 56th Streets from Francis Street north to Adams Street.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 04/14/04 and 05/12/04
Administrative Action: 05/12/04

RECOMMENDATION: Approval, with amendment submitted on May 12, 2004 (9-0: Pearson, Carlson, Sunderman, Krieser, Taylor, Larson, Carroll, Marvin and Bills-Strand voting 'yes').

STAFF RECOMMENDATION: Approval, with amendment submitted on May 12, 2004.

FINDINGS OF FACT:

1. The staff report is found on p.2-7, concluding that the North 48th Street Plan is a result of discussion and compromises among various interests in this area. The proposed North 48th Street Plan is in keeping with the goals of the Comprehensive Plan for revitalization of both business and neighborhood interests, while improving the transportation corridor. This plan will be a guide for future traffic improvements, public and private improvements, change in zoning and other actions.
2. The specific proposed amendments to the Comprehensive Plan are found on p.6.
3. The Executive Summary of the North 48th Street/University Place Plan is found on p.21-24.
4. The Minutes of the Planning Commission public hearing, continued public hearing and action are found on p.8-16. Testimony in support is found on p.8-10 and 13-14. The record also consists of a resolution in support from the University Place Community Organization (p.27).
5. Testimony in opposition is found on p.10 and 14-15. The concerns of the opposition included the closing of St. Paul Avenue and the impact on the dental office of Dr. Genrich (also see letter, p.28); the intersection of 48th & Baldwin and its impact upon Williams Cleaners; the need for a traffic light at Madison; and the "campus domain limit" for Nebraska Wesleyan University.
6. On April 14, 2004, the Planning Commission voted to defer action until May 12, 2004, and requested a briefing by Urban Development, which was held on May 12, 2004.
7. On May 12, 2004, the applicant submitted proposed amendments to the Plan as set forth on p.25-26, representing the agreement reached between the City, Nebraska Wesleyan University and the University Place Community Organization with regard to the "campus domain limit". The staff report has also been revised accordingly.
8. On May 12, 2004, the Planning Commission agreed with the staff recommendation and voted 9-0 to recommend approval, with the amendments submitted on May 12, 2004.
9. The North 48th Street/University Place Plan document has been previously submitted by Urban Development to the City Council and a precouncil meeting was held on May 17, 2004.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: May 18, 2004

REVIEWED BY: _____

DATE: May 18, 2004

REFERENCE NUMBER: FS\CC\2004\CPA.04001-N48thUnivPlace

North 48th Street/University Place Plan:
Neighborhood Revitalization & Transportation Analysis

Applicant	Location	Proposal
Urban Development Department and Public Works and Utilities Department	Generally between N. 46 th and N. 56 th Street from Francis Street north to Adams Street.	Adoption of North 48 th Street/University Place Plan: Neighborhood Revitalization & Transportation Analysis, 2004” as an approved subarea plan.
Recommendation: Approval		

Status/Description

The “North 48th Street/University Place Plan” (referred to as the N. 48th Plan) is the result of a year long process. Beginning with the first meeting in March 2003, a task force of 35 representatives worked with the City on the proposed plan. Representatives from the University Place Community Organization (UPCO), University Place Business Association and Business Improvement District, Nebraska Wesleyan University (NWU), University of Nebraska -Lincoln (UNL), First United Methodist Church and other groups met to discuss issues and review proposals and alternatives.

Several design workshops and public meetings were held to get the opinions and thoughts of business owners, students, university staff and neighborhood residents. Additional focus group meetings were also held. A final open house was held on October 30th and was attended by 77 people who reviewed and commented on the draft plan. The final task force meeting was November 6th, 2003.

The main recommendations of the Plan are found in the attached Executive Summary. Some highlights, in regards to the Comprehensive Plan, as stated in the summary are as follows:

“Transportation Recommendations

- ☞ N. 48th Street should maintain four through-lanes between Leighton Avenue and Adams Street.
- ☞ Left-turn lanes should be provided at the Huntington Avenue and Madison Avenue intersections, and prohibited at other intersections between Leighton Avenue and Adams Street.
- ☞ Provide full traffic signals at Huntington and Madison Avenue and a pedestrian signal at St. Paul Avenue. Initially, the existing pedestrian signal at Huntington should be replaced by full signalization. The Madison Avenue signal should be installed when warranted. Warrants will probably be achieved as part of major redevelopment on the Green’s redevelopment site on the southwest corner of 48th and Madison and/or the closing of vehicular access onto 48th Street from St. Paul Avenue. The pace and impact of area redevelopment and traffic redirection will influence the timing and sequencing of these traffic signal upgrades.
- ☞ St. Paul Avenue should be converted to a pedestrian plaza on both sides of 48th Street, to about one-half block east and west of the intersection.

Redevelopment Recommendations

- 2 Madison Avenue, from 48th to 47th, should be developed as an extension of the traditional business district.
- 2 Street-oriented commercial redevelopment should occur along the east side of 48th Street between Huntington and Walker Avenues.
- 2 All redevelopment on opportunity sites should maintain a strong street orientation, typically orienting parking to the rear of the site.
- 2 The City should assist redevelopment of strategic sites as the private market responds to improving neighborhood conditions.

Local Circulation and Parking Recommendations

- 2 The City should consider traffic calming concepts along Leighton Avenue between 48th and 56th Streets, and implement measures found to be appropriate through this investigation.
- 2 The City should monitor traffic and parking performance along 47th Street and 49th Street, the two local streets that parallel 48th Street.

Neighborhood Development and Land Use Recommendations

- 2 The City and neighborhood should implement a surgical rezoning strategy, based on the character and preferred occupancy outcome of each blockface.
- 2 Redevelopment of selected sites can create new housing resources for prospective homeowners, including members of the university community. One opportunity could be the east side of an improved 51st Street.
- 2 ~~NWU should establish a clear limit to its sphere of influence, creating a campus domain that is approximately one-half block north and south of the boundaries of the core campus. The purpose of the campus domain is to provide assurances to neighboring residents that future campus land acquisitions will not encroach into the residential fabric of the neighborhood. However, campus-related commercial and residential activities should be increasingly integrated into the 48th Street business district, and could be accommodated in the transitional area between 48th and 50th Streets from Madison to Huntington Avenues."~~
- 2 The improvement of the residential quality of the University Place neighborhoods is a widely shared goal. One important step in achieving that goal is to provide the neighborhood residents, particularly those in the blocks surrounding the Nebraska Wesleyan University campus, with a plan that helps them feel confident that future University expansion will not have a detrimental impact on their property values and overall quality of life. This plan should also include provisions, which facilitate collaborative efforts by the University, the neighborhood, and the City to invest in the revitalization of these neighborhoods.

The N. 48th Plan is a concept plan for the overall redevelopment of the area. Many of the concepts will require additional study and discussion as the details are developed. In general, the plan recommends that new commercial development be pedestrian oriented with the buildings facing N. 48th Street with parking behind. This plan will also guide future public and private investments in the area.

Comprehensive Plan Implications

In the Comprehensive Plan in the section on “Community Form” it states:

“The community continues its commitment to neighborhoods. Neighborhoods remain one of Lincoln’s great strengths and their conservation is fundamental to this plan. The health of Lincoln’s varied neighborhoods and districts depends on implementing appropriate and individualized policies. The Comprehensive Plan is the basis for zoning and land development decisions. It guides decisions that will maintain the quality and character of the community’s established neighborhoods.” (Page F 15)

“Existing businesses flourish and there are opportunities for new businesses within Lincoln and the incorporated communities. The Plan provides new employment locations and supports retention of existing businesses.” (Page F 16)

“Preservation and renewal of historic buildings, districts, and landscapes is encouraged. Development and redevelopment should respect historical patterns, precedents, and boundaries in towns, cities and existing neighborhoods.” (Page F 17)

“Construction and renovation within the existing urban area should be compatible with the character of the surrounding neighborhood.” (Page F 18)

“Many activities of daily living should occur within walking distance. Neighborhoods should include homes, stores, workplaces, schools and places to recreate. Interconnected networks of streets, trails and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, conserve energy and for the convenience of the residents. (Page F 18)

“Mixed use centers, with higher residential and commercial densities, should provide for transit stops - permitting public transit to become a viable alternative to the automobile.” (Page F 19)

The Plan also states in the “Guiding Principles for Existing Commercial Centers” in the section on Business & Commerce :

“Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented.

Maintain and encourage retail establishments and businesses that are convenient to, and serve, neighborhood residents, yet are compatible with, but not intrusive upon residential neighborhoods.

The priority in older areas should be on retaining areas for residential development. Prior to approving the removal of housing in order to provide for additional parking to support existing centers, alternatives such as shared parking, additional on-street parking or the removal of older commercial stores should be explored.

Encourage mixed use commercial centers, including residential uses on upper floors and at the rear of commercial buildings.” (Page F 49)

The Comprehensive Plan encourages mixed use and pedestrian oriented development, which is one component supported in the N. 48th Plan. The transportation recommendations are also in conformance with the transportation and road improvement plans (page F 105) of the Comprehensive Plan. The recommended trail route

and grade separated crossing is already in the Comprehensive Plan (page F 95). There are three main land use proposals:

- The N. 48th Plan proposes a very specific rezoning plan for some of the blocks in area from N. 48th to 56th Street, from Adams to south of Leighton Avenue. This area is predominately zoned R-5 and R-6 Residential. The proposal is based on a lot by lot analysis of the residential uses. In general, there are many blocks and ½ blocks that are still predominately in single family use, that are zoned R-5 and R-6. The proposal is for many of these blocks to be rezoned to R-4 or R-2 depending on the character of the block. The rezoning proposal also leaves many blocks with their existing zoning, since they have predominately developed into multi-family blocks.
- The area from Cleveland to ½ block south of Baldwin Avenue, from 47th Street west 150 feet is currently zoned B-3 Commercial. This area generally includes the first three lots west of 47th Street. While the property is zoned B-3, it is predominately in single family residential use, except for one or two businesses. The N. 48th Plan proposes that this area be zoned residentially at some point in the future.
- The N. 48th Plan ~~proposes a “campus domain” for the area ½ block north, west and south of the Nebraska Wesleyan campus. These blocks face the historic NWU campus. Many of the lots in these blocks are already owned or used by NWU or with affiliated uses, such as fraternities and sororities. The proposal is to allow NWU, or affiliated uses, to expand into these adjacent ½ block areas.~~ on page 80 was amended at Planning Commission to addresses the future expansion of NWU as follows:

“A major institution like NWU is a great boon to an established neighborhood, increasing both its marketability and quality. Yet, it can also be a source of uncertainty, especially if it tends to acquire property when opportunities arise. Uncertainty is the enemy of residential investment, and an important objective of these residential policies is to provide homeowners with greater predictability about the future of the neighborhood. Therefore, this plan recommends the following:

1. The main academic uses be focused between the one-half block north of Madison and south of Huntington, between 48th and 56th Streets.
2. NWU is encouraged to regard the blocks to the West of the current core campus, between 50th and 48th Streets and Madison and Huntington as an area suitable for campus expansion. Campus-related commercial and residential activities should be increasingly integrated into the 48th Street business district, and could be accommodated in this transitional area.
3. NWU should not expand its campus domain more than one half block South of Huntington between 56th and 48th Streets. The purpose of this limit is to preserve the integrity of the Creighton Historic District.
4. In the area North of Madison Avenue to Adams Street, NWU and the neighborhood will work with the City to develop a plan for improving housing in this area. This plan will address additional strategies for improving housing and how NWU could help by investing in housing and renovation.
5. NWU and the neighborhood will work with the City to develop a plan to address parking issues.

This Plan also recommends the block along Madison Avenue between 53rd and 54th Streets retain its current residential character. This architecturally distinctive block could be used to house visiting or permanent faculty, and contributes strongly to the character of the neighborhood. “

The residential zoning changes are further explained on pages 73- 80 of the N. 48th Plan:

“Because of the very mixed land use pattern in University Place, this plan does not recommend such a blanket downzoning. Instead, this plan recommends a more surgical zoning policy, again based on the preferred occupancy outcomes and characteristics of each blockface. While the policy must be designed and implemented carefully by the Planning Department and the University Place Community Organization (UPCO), the effort should follow these general rules.

- ☞ Blocks designated as “Ownership Focus” should be downzoned to R2 if currently zoned R4, R5, or R6. This applies to much of the Creighton Historic District.
- ☞ Blocks designated as “Mixed Use/Ownership Dominant” should be downzoned to R4 if currently zoned R5 or R6.
- ☞ Blocks designated as “Mixed Use/Rental Dominant” or “Rental Focus” should typically retain their current zoning.
- ☞ Blocks that are part of the likely expansion area of the university should generally be zoned R6.

The city may also consider creating design standards to ensure that new construction is compatible with the neighborhood.”

The potential rezoning proposals are in general conformance with the goals of the Comprehensive Plan as shown above. In particular, these rezoning proposals would be in keeping with the goals encouraging retention of the neighborhood character and single family uses. In terms of process, this Comprehensive Plan amendment is the first step. The zoning would be unchanged until an application came forward from the property owners or neighborhood association.

Conclusion

The N. 48th Street plan is the result of discussion and compromises among various interests in this area. The compromises involved finding middle ground between further road improvements to handle traffic, but would have impacted businesses further, and improvements to the commercial area which may have severely impacted traffic flow. The proposed N. 48th Plan is in keeping with the goals of the Comprehensive Plan for revitalization of both business and neighborhood interests, while improving the transportation corridor. This plan will be a guide for future traffic improvements, public and private improvements, change in zoning and other actions.

Amend the Comprehensive Plan as follows:

1. Amend the “Lincoln/Lancaster County Land Use Plan”, figure on pages F23 and F25, to designate the changes in land uses as shown on the map on the following page.
2. Amend the list of approved subarea plans on page F 156 to include the “North 48th Street/University Place Plan: Neighborhood Revitalization & Transportation Analysis, 2004” as an adopted subarea plan.
3. Amend page F 156, the list of plans to update in the future, to delete the University Place Plan.

“As part of the first Annual Review Status Report of this Plan, some of the older studies that are not included as part of this Plan but for which updating consideration might be given include: 1989 Lincoln

Area Trails Master Plan (w/1992 Supplement entitled State of the Trails Report); 1992 Mo-Pac East Recreational Trail Master Plan; ~~1987 University Place Neighborhood Plan~~; 1987 Woods Park Neighborhood Plan; 1990 Downtown Housing Plan with 1994 Update; and, 1996 Downtown 2001: Heart of the City Plan. “

Prepared by

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COMPREHENSIVE PLAN AMENDMENT NO. 04001

PUBLIC HEARING BEFORE PLANNING COMMISSION:

April 14, 2004

Members present: Larson, Marvin, Carroll, Taylor, Sunderman, Carlson, Krieser, Pearson and Bills-Strand.

Staff recommendation: Conditional Approval.

Ex Parte Communications: None.

Steve Henrichsen of Planning staff submitted a letter from Dr. Charles and Mary Ann Genrich with concerns about closing St. Paul east of 48th Street and how that might affect their private parking lot to the west and south of their building.

Bills-Strand commented that she has a problem with getting this 98 page document on Good Friday and being expected to review and vote on it today. She would like more time to review a report of this depth in the future.

Proponents

1. Wynn Hjermstad of the **Urban Development Department** and **Kelly Sieckmeyer of Public Works & Utilities** were the co-project managers. Hjermstad gave a broad overview of the project, the process and the next steps. The issues are traffic on 48th Street and community revitalization. Former Mayor Wesely had directed that all of the groups and issues be brought together to come up with some coordinated ways to address the concerns in the area. The first step was to go to the major stakeholders in the area and ask them to partner, including University Place Community Organization, the North 48th Street Business Association and Business Improvement District, Nebraska Wesleyan University and University of Nebraska-Lincoln, and they all wanted to be a part of the plan. The consultants, Schemmer Associates and RDG Planning & Design, were hired to help develop a plan to resolve the conflicts between transportation and community revitalization.

There was a task force of 35 members, including other stakeholders such as UNL East Campus, Neighborhoods, Inc., Huntington Elementary School, First United Methodist Church, and other owners in the area. The task force met about nine times and did a lot of outreach to try to address the broader public through a project website and email address. There were two rounds of intensive workshops involving focus group meetings, in addition to a two-day design workshop. The result of all that public input led directly to the concepts presented in this plan. There was definitely consensus from the task force. There are some people with specific concerns particularly related to parking and access problems.

Hjermstad emphasized that this is a concept plan. It is still in the broad concept level. As they get into implementation, they will continue to work with the business and property owners in the area.

Hjermstad expressed appreciation to the task force members, the consultants and other city departments that were involved, i.e. Police, Parks, Building & Safety, Planning, Public Works and Urban Development.

The next step is for the implementation committee to begin to work to prioritize the projects and start to identify funding sources. They will be back before the Planning Commission in the future to amend the redevelopment plan to incorporate some of the concept plan.

2. Kelly Sieckmeyer stated that it has been a great partnership where they tried to build consensus. He believes that the consultants and task force did a really good job of blending everything together.

Bills-Strand suggested that the Planning Commission members would like to have a noon briefing prior to taking action on this plan.

3. Steve Guittar testified in support on behalf of **University Place Business Association**, as chair of the **Business Improvement District** and as a property owner on N. 48th Street. He also resided in this district for 15 years. When this plan began, a lot of the individuals who had been involved since 1997 in the blight study and in the first redevelopment plan were skeptical that it would lead to a further delay; however, he found it to be an outstanding example of cooperation with the various city departments and the various other stakeholders. Issues reviewed were traffic problems generated through the North 48th Street Corridor, pedestrian safety, parking, and encroachment of Wesleyan's parking into the neighborhoods. He believes that the task force has come up with the balance that will be a huge benefit to the people in the district and to the city. University Place has been a vital commercial corridor for the city for the past 100 years. There were significant vacancy rates at the time of the blight study, and there has been a lot of private investment and confidence in the district, resulting in extremely low vacancy rates now. A lot of the private investment is happening and a lot of the older buildings are being renovated. He urged the Commission to move forward on this and support the efforts of the residents, business owners, property owners and other stakeholders.

4. Larry Zink, immediate past president of **University Place Community Organization**, 4926 Leighton Avenue, presented a Resolution by UPCO passed at its regular meeting on April 14, 2004:

Over the last year, representatives of the University Place Community Organization (UPCO) were active participants in the North 48th Street and University Place Study, along with representatives from the University Place Business Association, Nebraska Wesleyan University, University of Nebraska-Lincoln, several city departments and members of the University Place neighborhood. The UPCO Board commends the city's Urban Development Department, Public Works and Utilities Department, and Planning Department for their leadership and support of this inclusive neighborhood planning process and supports the inclusion of the North 48th Street and University Place Plan and its recommendations into the Lincoln/Lancaster County Comprehensive Plan.

Zink stated that he was an active participant in the task force and was impressed with the cross-section of neighborhood interests that came together in the process. There was a tremendous opportunity for public input. There was a wide range of interrelated concerns and issues between the neighborhood and the business district. It would not be accurate to say the range of recommendations in this plan represent a unanimous view of the neighborhood or the task force; however, it is accurate to say there was a strong majority of the task force for each of the recommendations. The neighborhood appreciates that this is not a process that was finished. If this is adopted, it represents just a beginning and offers the neighborhood a unified vision and blueprint to work together over the next several years. He expressed appreciation to the Urban Development Department, Public Works & Utilities Department and the Planning Department, for their leadership and support and urged the Commission to adopt this plan as an approved subarea plan of the Comprehensive Plan.

Opposition

1. Marilyn Schnieber Gade is opposed to the closing of St. Paul Street. Her family has owned property in the University Place area over 50 years at 2700, 2710 and 2714 N. 48th. She had always envisioned some kind of corridor or boulevard. This plan closes St. Paul Street, making it a barrier to both the church and Nebraska Wesleyan. There will no longer be a traffic light on St. Paul, and they will not promise another traffic light at Madison.

2. Clark Chandler, Vice-President for Finance and Administration at **Nebraska Wesleyan University**, 4641 Pioneer Greens Court, thanked the task force for its work. This process has allowed Wesleyan to revisit its campus master plan. Chandler proposed an amendment in two sections of the plan relating to the Wesleyan campus domain, requesting that the “campus domain” be changed from “one-half” block to “one” block north, west and south of the Nebraska Wesleyan Campus.

Bills-Strand asked when Chandler received a copy of the final analysis. Chandler stated that they received it sometime in the last few weeks, but there was one language change Wesleyan had requested so they did not get the final plan until late last week.

3. Mark Hunzeker appeared on behalf of **Williams Cleaners**, which has been located in University Place for a very long time at the corner of 48th & Baldwin. Their concern has to do with the access to their establishment from 48th Street. The proposal is to make the intersection of 48th & Baldwin a right-in right-out onto Baldwin from 48th Street. That will make the access to their drive-thru entrance very, very difficult from both directions. It will encourage people making both left turns from 48th northbound, and left turns out of their establishment northbound at an angle, which is both unsafe and inconvenient. The construction of a pork chop island on the west leg of the intersection will create a difficulty for even southbound traffic. Williams Cleaners has been one of the stalwart businesses of the University Place neighborhood for a very, very long time. They have reinvested in the area at times when it would have been easily more convenient to go elsewhere. Williams Cleaners believes that as a general proposition this is a good plan, but there needs to be some serious consideration given to eliminating that aspect of this plan. The west leg of that intersection of 48th and Baldwin should be able to receive left turn traffic from the northbound lanes and also permit right turn traffic in the southbound lanes to get into their store, without being blocked by a

median. He believes this concern deserves to be included in the Commission's recommendation in terms of the owner that has been there and in this business community for a very long time.

Response by the Applicant

Carroll asked for an explanation of the consultant work. **Mark Lutjeharms of Schemmer Associates** stated that beginning in May 2003, Schemmer Associates performed a series of data collection activities of turning movements, daily traffic counts and origin and destination. They then took that information and with the task force developed five transportation alternatives to investigate as part of this plan. One of those five alternatives is the one that fits best with the redevelopment concept.

Marvin asked about the St. Paul and Baldwin issues. Lutjeharms stated that the primary deficiency of the North 48th Street Corridor is lack of left turn lanes except for Leighton Avenue and Adams Street. This plan tried to focus those left turns at two specific locations – Huntington and Madison – therefore, it does require some circuitous routing, but it does provide a refuge for left turn vehicles.

Carlson assumes, then, that this plan attempts to make some accommodation for the through motion on 48th Street. Lutjeharms submitted that presently, North 48th Street between Adams and Leighton is carrying 25,000 vehicles per day without origins and destinations in the project area. The intent is to provide provisions for those vehicles as well as those trying to get to specific destinations within the project area.

Marvin inquired whether this plan would be an improvement for through traffic. Lutjeharms answered in the affirmative, stating that it removes the left turn vehicles from the inside lane. It does require somewhat of a more indirect route than today, but they believe that there will be some provisions for additional signage to parking areas.

Bills-Strand wondered about adding one or two more left turn lanes. Lutjeharms stated that they could not put left turn lanes at St. Paul because any widening would have substantial impact on the property owners.

Pearson inquired about the current speed limit. Lutjeharms believes the current speed limit is 25 and they are not proposing any change in the posted speed limit. Pearson wondered about decreasing the speed limit. Lutjeharms noted that it was not a recommendation because 48th is still an arterial street carrying a high number of vehicles.

Pearson asked the consultant to speak to the closing of St. Paul east of 48th Street. Lutjeharms stated that there are definitely traffic benefits, but this closure was more from a redevelopment side. **Marty Shukert , RDG Planning & Design** also responded, stating that the concept of the plazas at St. Paul are complex interrelationships of redevelopment opportunities and traffic movement. The most logical locations for left turns are at Madison and Huntington. Because of the nature of the building configuration, we could not provide a left turn at St. Paul without basically destroying the district. Given the number of traffic signals that we have to play with in that stretch, that, of course, suggests eventual signalization at Madison and Huntington. The issue related to St. Paul then relates to the fact that because of land use there will be significant pedestrians who will want to

cross at that location; however, pedestrian signals cannot be placed in open intersections, so that led to the concept of making that intersection for pedestrians, developing two pedestrian plazas and providing free-flowing pedestrian movement across the street. There is a real logic to why that decision was made, given the premise of trying to control left turning traffic in the logical locations we could control it, while making the center of the district more open and friendly to pedestrians.

Shukert went on to state that the pedestrian plazas in the center of the district have the impact of creating a public square, where events can be held that are not affected by the traffic noise--where the district can come to life. We thought that the plazas, combined with a redesign of the parking facilities, make them much more accessible and functional from Huntington and Madison, and provide both good traffic movement and subsequent redevelopment opportunities. Shukert disagrees that this will negatively affect the businesses. In fact, he believes it is an opportunity to bring economic life and vitality to those adjacent buildings, and ultimately, he believes the interests of transportation and revitalization will coincide.

Pearson was trying to contemplate a development with two pedestrian plazas with a major street and high traffic going through the middle of it. Shukert stated that the pedestrian crossing can be a diagonal movement.

Bills-Strand referred to Dr. Genrich's letter and the concern that the closing of St. Paul will add 50 more cars onto narrow residential streets, etc., and they will lose their parking lot. Shukert indicated that some of those issues are issues that get worked out in the detailed design of the Plan. On the north side of St. Paul between 48 and 49th, the redesign of the lots north of St. Paul are really designed to provide better traffic flow and functionality. It does not necessarily mean that parking that is currently private needs to be public. We wanted to have a good directional flow that made sense.

The dentist office would still have the capacity of controlling that parking, assuming they maintain private operation over the stalls. The plan also includes diagonal parking, which adds to the parking supply on St. Paul Avenue. We were also able to propose removing a few stalls in front of that building and landscape that area, which is not absolutely necessary.

In the next step of implementation, Carroll inquired as to the top priority to start the ball rolling. Shukert stated that there is an implementation committee which will discuss the various features and options in the Plan and decide where to focus. The obvious one is the streetscape, and there is some modification in that. In Shukert's opinion, one of the top priorities of the plan and where considerable effort should be focused is the Green property. It is a site that can be established as commercial, residential or office development and take a piece of land that is very strategic and use it as a way to cement the district and create the sort of long sought-after merger between Wesleyan campus and the University Place commercial district. He would also suggest addressing the overall implementation of traffic scheme and look carefully at the neighborhood stability and rezoning issues, i.e. multi-family versus single family zoning. People should be able to have some certainty that investment in their homes is safe. Carroll asked whether Shukert would look at changing the zone of all of that area. Shukert stated that they had looked at the specific structure of blocks – the number of structures that were owner versus renter occupied – and came up with a specific conversion rule. The rezoning concept really establishes rules that are based on

the current occupancy of each of those blocks. Owner occupied blocks should ultimately be R-2. Those parts more multi-family or rental should logically go to a more high density multi-family zone. In those areas where owner occupancy is desirable, community development programs could be implemented such as buying houses that might come available and recycling them for owner-occupancy.

Bills-Strand indicated again that she would prefer more time to drive the area and further review the plan. Hjernstad also suggested that given the proposed amendment by Nebraska Wesleyan and some other concerns raised, Urban Development would like a little more time to work through the issue and some of the terminology.

Taylor moved to defer four weeks, with continued public hearing and administrative action on May 12, 2004, preceded by a 11:30 a.m. briefing, seconded by Carroll and carried 9-0: Larson, Marvin, Carroll, Taylor, Sunderman, Carlson, Krieser, Pearson and Bills-Strand voting 'yes'.

CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION:

May 12, 2004

Members present: Krieser, Pearson, Carlson, Sunderman, Carroll, Taylor, Larson, Marvin and Bills-Strand.

Staff Recommendation: Approval, as revised on May 12, 2004.

Ex Parte Communications: None.

Proponents

1. Wynn Hjernstad (Urban Development) and **Kelly Sieckmeyer** (Public Works & Utilities), the co-project managers, appeared to answer questions and submitted a proposed amendment regarding the Nebraska Wesleyan "Campus Domain Limit". The amendment is the agreement for revised language reached between Urban Development, Nebraska Wesleyan, and the University Place Community Organization.

The other issue concerns Williams Cleaners and Sieckmeyer acknowledged that there is a need to address the access in and around Williams Cleaners. There is currently access on 48th and on Baldwin Avenue which operates as a two-way access in front of their business. With the proposed plan, attempts are being made to discourage left turns between Huntington and Madison going north. They will continue to look at redesigning that area, moving that driveway on Baldwin further to the west and possibly redesigning and working with the owner to make it one-way in front of their business. Urban Development has visited with the legal representative for Williams Cleaners and will continue to work with them to come to some agreement and accommodation.

Hjernstad reiterated that this is a concept plan and as they move into implementation there are a lot of details that will have to be worked out. The implementation committee has been set up--they have not met yet--but they will continue to work through the detail issues.

Proponents

1. Steve Guittar, who owns property at 48th and St. Paul, testified in support. His property is at the intersection that will be closed off. He is firmly in support of this plan. The city staff, Marty Shukert, and Schemmer and Associates have all done a terrific job trying to build consensus and work through the problems. The property owners are all in favor of approving the neighborhood and adopting most of this plan. He is confident that the concerns will be able to be worked out through the implementation process.

2. John Hall, business owner on N. 48th for 20 years, testified in support. He is very much in favor of this plan. He was on the task force and the consultants have done a tremendous job. Where Adams Street is widened to 4 lanes north of 48th and Adams, it is going to cause more traffic, so he believes this plan is going to have to have the two lights and crossings so people can get back and forth between the businesses. He also commended Mary O'Shea for developing the area to make it look better.

3. Brian Watkins, president of the **University Place Business Association**, testified in support. University Place is a small town—it's Lincoln. The plan talks a lot about traffic. We want the traffic to come through reasonably, safely and get back behind the businesses and stop and shop and enjoy this wonderful piece of this city. There has been some investment but the city hasn't visited this neighborhood since 1981. The city now has a new plan and the city is going to be asked to commit and perform under this plan. Since 1981, the only thing that has happened in this neighborhood was Walgreen's and a bank was built. Watkins and the association want to see new business and excitement. The business association has voted in favor of this plan.

4. Dave Peterson, representative of the Campus Planning Office at UNL, testified in support. He complimented the consultants and staff for the planning process that was very open and welcoming. UNL, through its campus planning committees and Institute for Agricultural and Natural Resources, tried to participate in all of the working sessions. Most of the plan's recommendations which impact the UNL east campus along 48th Street and along Huntington and Leighton were already recommended in UNL's master plan for east campus. UNL therefore supports the recommendations that call for enhanced landscaping along the east campus borders and pedestrian trail around the entire perimeter of the east campus. UNL also supports inclusion of a new east entrance to east campus from 48th at Francis Street; however, that can't happen until UNL resolves some problems internal to the campus in terms of bank erosion. They are working with the city and NRD to resolve that problem.

Peterson recalled that UNL did express concerns about a bicycle and pedestrian trail along Dead Man's Run through east campus. Their concern was essentially for security along some of the research plots. Vandalism in these plots has and continues to be a problem. However, UNL does recognize that the Comprehensive Plan and the trails plan recommend a trail on Dead Man's Run through east campus and UNL has arranged to meet with the trails committee to see if they can resolve some of UNL's concerns. In the meantime, UNL is satisfied in that their concerns have been mentioned in the plan.

Opposition

1. Dr. Charles Genrich, 6340 S. 66th, testified, stating that he is not sure he is in opposition. Overall, the redevelopment plan is a good idea. Whenever he has had concerns the consultants have been willing to work with him. He understands that some of the ideas are conceptual, but unless he speaks up now, some of those conceptual ideas could become reality. One of his concerns is the closing of St. Paul Avenue. His dental office is on St. Paul. 75 to 85% of his clients enter and leave off of 48th onto St. Paul. If St. Paul is closed, those people are going to leave off of 49th or have to take circuitous routes back to 48th Street. On a slow day, his office has 20 client visits. On a busy day they probably have 60 client visits. 49th Street has parking on both sides of the street and is really narrow and snow was not cleared well last winter. He owns the lot where they want to change the traffic flow. How is the short span from the half block of St. Paul to 49th going to get cleared of snow?

Additionally, Dr. Genrich noted that the plan proposes to put the parking up against the building and change the flow, which leaves him no chance of expansion. There are four dentists in the building, and this will limit their opportunity for expansion in the future. Does this increase the traffic and wear and tear on his lot?

Dr. Genrich suggested that if this plan is going to work, there must be a stop light at Madison. The traffic won't flow in the proper manner without a stop light at Madison.

In summary, Dr. Genrich stated that he supports the redevelopment of the University Place area.

Bills-Strand asked Dr. Genrich whether he had an alternative to propose. Dr. Genrich stated that one of the ideas was to remove the parking on St. Paul and put an island in the middle. That would still give you some type of a walkway and slow traffic down. But supposedly there isn't enough room for this idea. Another option would be to leave St. Paul open. It would be ideal to leave the west side open and close the east side, but he also wants the street light at Madison.

Response by the Applicant

Hjermstad reiterated that they understand there are a lot of issues to be addressed and resolved in the implementation. They will continue to work with the property owners and look at future expansion opportunities.

Bills-Strand inquired whether there is some language that would give Dr. Genrich and others that assurance to continue to work with the business owners. It was pointed out that there is language in the implementation section on p. 81 of the study which says that further refinement will be required in the decision making, design and funding.

Bills-Strand inquired about the traffic light on Madison. She understands the warrant situation, but wondered whether there is any other way to require a light. Sieckmeyer stated that traffic signals must meet warrants before they are installed; however, it is anticipated that the warrants will be met. If we do a pedestrian plaza, that is also going to change traffic flow in the area and we will look at the warrants a lot sooner with those kind of improvements. Traffic lights are driven by warrants.

Pearson noted that the consultant said that the pedestrian crossing at St. Paul really only works with lights before and after it to slow down traffic. If you have a pedestrian mall going across 48th and the traffic doesn't warrant the traffic lights, doesn't that make it a dangerous pedestrian mall? Sieckmeyer responded, stating that the 48th and Huntington signal today is a pedestrian actuated signal; however, it does not conform to some of the federal standards. When we upgrade that signal, we will be looking at a fully signalized intersection and that one will be in place. With the traffic flow changes and the redevelopment, he believes the warrants will be met. Hjermstad suggested that the order in which things happen also makes a big difference.

Larson inquired about the number of traffic lights. Hjermstad stated that there are two, and then a pedestrian light.

Bills-Strand inquired about addressing the business owner's concerns about 49th and 47th and the parking and the narrowness. Sieckmeyer stated that the city continues to monitor 47th and 49th. If we would have to make changes to the parking, we could. In terms of snow removal, we do have a strategy identified that says we will continue to monitor the traffic. Page 66 of the study refers to performance monitoring at 47th and 49th.

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

May 12, 2004

Larson moved approval, including the amended language submitted today, seconded by Carlson.

Bills-Strand believes it's a wonderful plan, but wants to make sure they work closely with the businesses.





Marvin also believes this is a great plan and that it will bring people back into older neighborhoods. This does a good thing for the University and the neighbors. He noted that the study suggests that blocks currently zoned R-4, R-5 and R-6, which are designated as ownership focus should be downzoned to R-2. He presumes that the Commission will probably be faced with the downzoning in the future.

Motion for approval, with amendment submitted today, carried 9-0: Krieser, Pearson, Carlson, Sunderman, Carroll, Taylor, Larson, Marvin and Bills-Strand voting 'yes'. This is a recommendation to the City Council and the Lancaster County Board of Commissioners.



N 48th Street Subarea

Proposed Amendment 04001

- Land Use Boundary
- Res** Land Use Category
-  From Commercial to Urban Res
 -  From Commercial to Public/Semi Public
 -  From Urban Res to Public/Semi Public
 -  From Public/Semi Public to Green Space



FEET
0 300 600 900



M E M O R A N D U M

To: Steve Henrichsen, Special Projects Manager

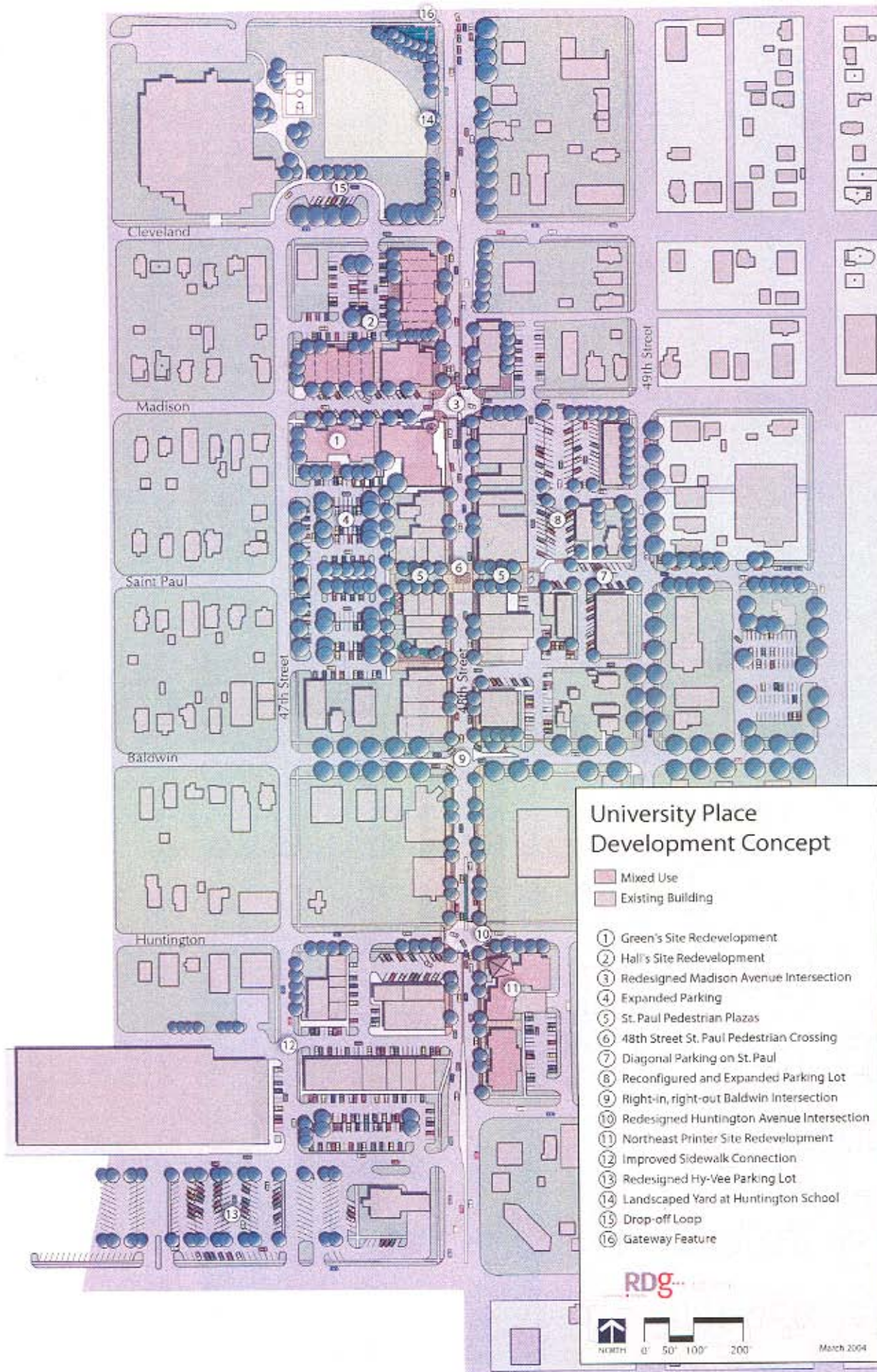
From: Kelly Sieckmeyer, Public Works and Utilities
Wynn Hjermstad, Urban Development

Date: April 5, 2004

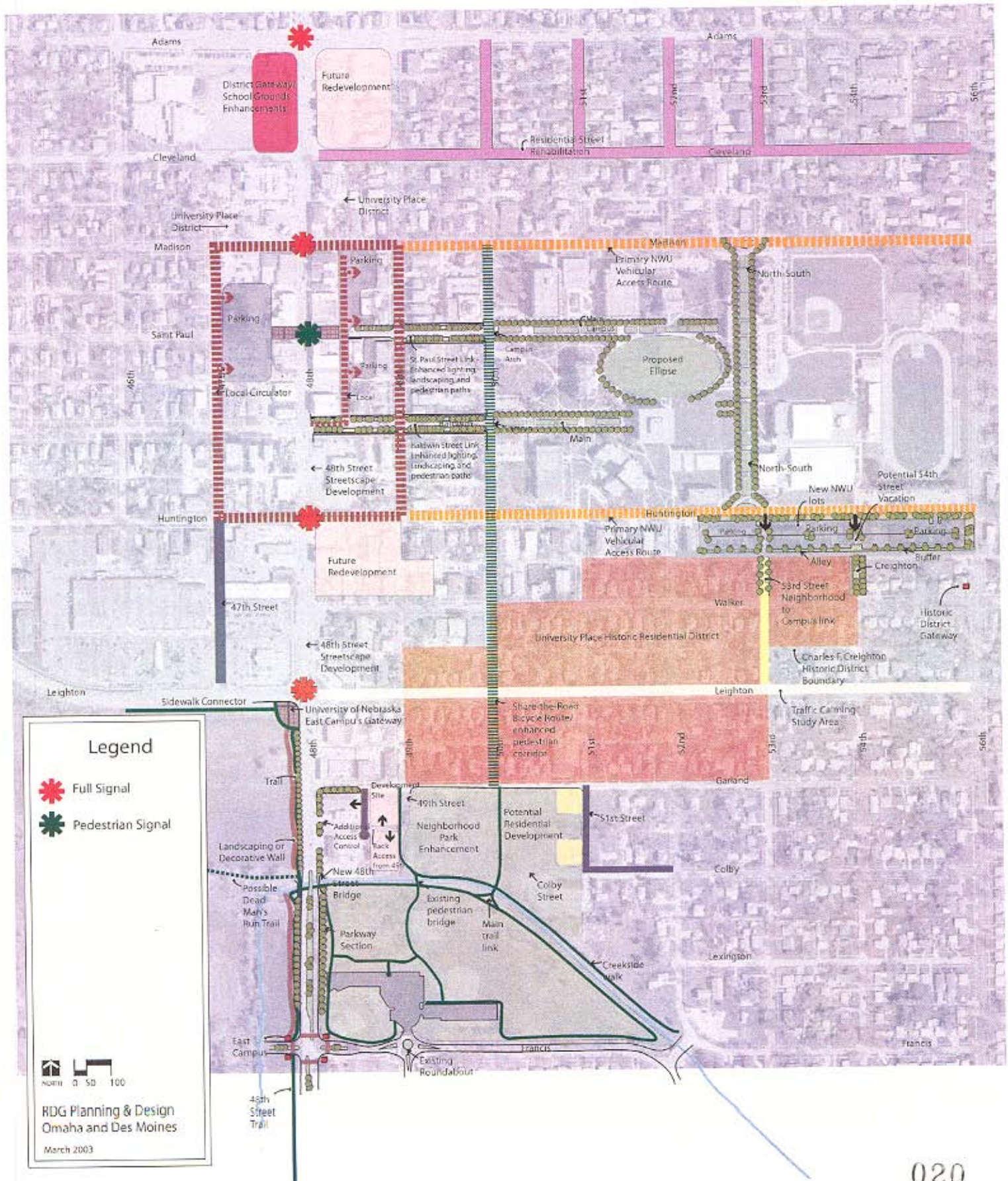
Subject: The North 48th Street/University Place Plan

This memorandum is on behalf of the Public Works and Utilities and Urban Development Departments, to express our support of The North 48th Street/University Place Plan. We worked with our consultants, The Schemmer Associates and RDG Planning and Design, and the Task Force comprised of representatives from University Place Community Organization (UPCO), the University Place Business Association and Business Improvement District (BID), Nebraska Wesleyan University, and other interested stakeholders in the area over about the last year to develop the plan. Many difficult issues were addressed by the Task Force including some of the conflicts inherent between traffic and community revitalization; yet, the Task Force was able to reach consensus on the plan and is eager to begin its implementation. We enjoyed working with our consultants and the Task Force and are pleased to write in support of the Plan. Please contact either of us if you have questions.

Thank you.



Linkage Strategies



EXECUTIVE SUMMARY

The North 48th Street/University Place Plan outlines a concept for the future development of the N. 48th Street/University Place business district and neighborhood. The plan addresses the portion of N. 48th Street between Leighton Avenue and Adams Street and the business district and neighborhood defined by Adams Street to the north, Francis Street to the south, 46th Street to the west and 56th Street to the east.

The purpose of this study is to define deficiencies, opportunities and recommendations within the N. 48th Street/University Place study area for the following six areas:

- Transportation,
- Streetscape and Business Environment,
- Redevelopment,
- Local Traffic Circulation and Parking,
- Linkages,
- Neighborhood Development and Land Use.

This plan was developed with the assistance of a Task Force, composed of the University Place Business Association, University Place Community Organization (UPCO), Nebraska Wesleyan University (NWU), University of Nebraska-Lincoln (UNL), business and property owners, and the City of Lincoln; all with an interested stake in the future of this unique district.

Transportation Recommendations

- N. 48th Street should maintain four through-lanes between Leighton Avenue and Adams Street.
- Left-turn lanes should be provided at the Huntington Avenue and Madison Avenue intersections, and prohibited at other intersections between Leighton Avenue and Adams Street.
- Provide full traffic signals at Huntington and Madison Avenue and a pedestrian signal at St. Paul Avenue. Initially, the existing pedestrian signal at Huntington should be replaced by full signalization. The Madison Avenue signal should be installed when warranted. Warrants will probably be achieved as part of major redevelopment on the Green's redevelopment site on the southwest corner of 48th and Madison and/or the closing of vehicular access onto 48th Street from St. Paul Avenue. The pace and impact of area redevelopment and traffic redirection will influence the timing and sequencing of these traffic signal upgrades.
- St. Paul Avenue should be converted to a pedestrian plaza on both sides of 48th Street, to about one-half block east and west of the intersection.

Streetscape Recommendations

- The current planters should be replaced by boundary walls, providing a sense of greater sidewalk space adjacent to commercial buildings developed on the property line.
- St. Paul Avenue should be converted to a pedestrian plaza one-half block east and west of the N. 48th street intersection.
- The 48th Street frontage of Huntington School should be attractively landscaped. This landscaping and site improvement project should include acquisition of the auto dealership on the southwest corner of 48th and Adams.
- The 48th Street frontage of UNL's East Campus should be enhanced, including such features as a trail paralleling 48th Street, enhanced landscaping and/or an attractive edge wall, and a campus gateway feature at 48th and Leighton.

Redevelopment Recommendations

- Madison Avenue, from 48th to 47th, should be developed as an extension of the traditional business district.
- The Green's site should be developed with a mixed-use project, providing strong street definition along Madison Avenue, with street level commercial and at least one upper level of residential or office use.
- The Hall's site should be developed with a mixed-use project, completing the Madison Avenue "main street" extension and continuing a clear street definition along 48th Street toward Huntington Elementary School.
- Street-oriented commercial redevelopment should occur along the east side of 48th Street between Huntington and Walker Avenues.
- All redevelopment on opportunity sites should maintain a strong street orientation, typically orienting parking to the rear of the site.
- City involvement in the redevelopment process should include evaluation criteria that encourage desirable businesses, with a focus on businesses that appeal to the university communities.
- The City should assist redevelopment of strategic sites as the private market responds to improving neighborhood conditions.

Local Circulation and Parking Recommendations

- Public parking for the business district should be expanded west of 48th Street, with pedestrian connections to rear building entrances and to the residential areas to the west.
- Parking facilities and circulation on the east side of 48th Street between St. Paul and Madison should be reconfigured and expanded to provide more parking and greater convenience to customers of area businesses. St. Paul Avenue should be designed as an auto "court," providing convenient on-street parking and access to all existing lots and driveways.
- A signage system clearly directing customers to parking areas should be installed in the business district to supplement existing signing.
- Intersection or street design features should be installed to channel left turns and cross movements to improved intersections.
- Improvements should be considered at the Hy-Vee shopping center on the north side of Leighton Avenue to reduce functional conflicts, improve connections to the neighborhood, and reduce the visual and operating conflicts created by truck loading and service areas adjacent to the residential neighborhood.
- The City should consider traffic calming concepts along Leighton Avenue between 48th and 56th Streets, and implement measures found to be appropriate through this investigation.
- The City should monitor traffic and parking performance along 47th Street and 49th Street, the two local streets that parallel 48th Street.
- A drop-off loop drive should be provided off Cleveland Avenue for Huntington Elementary School.
- A new local street segment will improve access to commercial development on the east side of 48th Street south of Leighton Avenue and improve access to University Place Park.

Linkages Recommendations


- The City should develop a trail along the west side of 48th Street, with a connection to University Place Park along Dead Man's Run under a new 48th Street bridge. This project should be fully integrated into an enhancement program for the 48th Street edge of the East Campus.

- A future East Campus entrance at Francis Street should be developed as a major gateway to University Place as well.
- A trail should be developed through the UNL East Campus, either along Dead Man's Run or the south side of Leighton Avenue, connecting to the John Dietrich Trail at 33rd Street and Fleming Fields Recreational Sports Park. This trail should cross under 48th Street through a redesigned system in University Place Park.
- 50th Street should be evaluated and adapted as a share-the-road bicycle route between University Place Park and the NWU campus. This route may continue north to connect with the John Dietrich/Murdock Trail system near 49th and Benton.
- St. Paul and Baldwin Avenues should be reinforced as promenades between 48th and 50th Streets, forming a strong functional and visual connection between the NWU campus and the University Place business district.
- A north-south connection, linking NWU and the neighborhood, should be considered along the approximate alignment of 53rd Street.
- University Place Park north of Dead Man's Run should be master-planned as a neighborhood park.

Neighborhood Development and Land Use Recommendations

- Lincoln should implement a neighborhood development strategy in University Place, with strategies designed to help bring about desirable outcomes on each blockface.
- The City and neighborhood should implement a surgical rezoning strategy, based on the character and preferred occupancy outcome of each blockface.
- Redevelopment of selected sites can create new housing resources for prospective homeowners, including members of the university community. One opportunity could be the east side of an improved 51st Street.
- NWU should establish a clear limit to its sphere of influence, creating a campus domain that is approximately one-half block north and south of the boundaries of the core campus. The purpose of the campus domain is to provide assurances to neighboring residents that future campus land acquisitions will not encroach into the residential fabric of the neighborhood. However, campus-related commercial and residential activities should be increasingly integrated into the 48th Street business district, and could be accommodated in the transitional area between 48th and 50th Streets from Madison to Huntington Avenues.

M E M O R A N D U M

To: Lincoln-Lancaster County Planning Commissioners
From: Wynn Hjermstad, Urban Development 
Date: May 12, 2004
Subject: Revisions to the North 48th Street/University Place Plan

Concerns were raised at the April 14, 2004 Planning Commission meeting by Nebraska Wesleyan University (NWU) regarding language on page 80 of the plan in the section titled "Campus Domain Limit." Since then, representatives from NWU, the University Place Community Organization (UPCO) and the City have met together and worked on revisions to the Plan. We have reached an agreement that revises the section. The revision is attached. The revised text will replace the section on page 80. In addition, the first paragraph (in italics) will replace the fourth bullet on page 4. The City thanks NWU and UPCO for their efforts. They are to be commended for their work in reaching an agreement.

I will be happy to answer any questions you may have. Thank you.

Nebraska Wesleyan University Campus Surroundings

The improvement of the residential quality of the University Place neighborhoods is a widely shared goal. One important step in achieving that goal is to provide the neighborhood residents, particularly those in the blocks surrounding the Nebraska Wesleyan University campus, with a plan that helps them feel confident that future University expansion will not have a detrimental impact on their property values and overall quality of life. This plan should also include provisions, which facilitate collaborative efforts by the University, the neighborhood, and the City to invest in the revitalization of these neighborhoods.

A major institution like NWU is a great boon to an established neighborhood, increasing both its marketability and quality. Yet, it can also be a source of uncertainty, especially if it tends to acquire property when opportunities arise. Uncertainty is the enemy of residential investment, and an important objective of these residential policies is to provide homeowners with greater predictability about the future of the neighborhood. Therefore, this plan recommends the following:

1. The main academic uses be focused between the one-half block north of Madison and south of Huntington, between 48th and 56th Streets.
2. NWU is encouraged to regard the blocks to the West of the current core campus, between 50th and 48th Streets and Madison and Huntington as an area suitable for campus expansion. Campus-related commercial and residential activities should be increasingly integrated into the 48th Street business district, and could be accommodated in this transitional area.
3. NWU should not expand its campus domain more than one half block South of Huntington between 56th and 48th Streets. The purpose of this limit is to preserve the integrity of the Creighton Historic District.
4. In the area North of Madison Avenue to Adams Street, NWU and the neighborhood will work with the City to develop a plan for improving housing in this area. This plan will address additional strategies for improving housing and how NWU could help by investing in housing and renovation.
5. NWU and the neighborhood will work with the City to develop a plan to address parking issues.

This Plan also recommends the block along Madison Avenue between 53rd and 54th Streets retain its current residential character. This architecturally distinctive block could be used to house visiting or permanent faculty, and contributes strongly to the character of the neighborhood.

**Resolution of the University Place Community Organization on the
North 48th Street and University Place Plan**

adopted by UPKO Board on 4-13-04

Over the last year, representatives of the University Place Community Organization (UPCO) were active participants in the North 48th Street and University Place Study, along with representatives from the University Place Business Association, Nebraska Wesleyan University, University of Nebraska-Lincoln, several city departments and members of the University Place neighborhood. The UPKO Board commends the city's Urban Development Department, Public Works and Utilities Department, and Planning Department for their leadership and support of this inclusive neighborhood planning process and supports the inclusion of the North 48th Street and University Place Plan and its recommendations into the Lincoln/Lancaster County Comprehensive Plan.

Presented to the Planning Commission by Larry K. Zink, Immediate Past President UPKO and member of the N. 48th Street Study Task Force, 4926 Leighton Ave., Lincoln, NE 68504

March 17, 2004

N 48th Street/University Place Study

Att: Mark Lutjeharms, P.E., PTOE Schemmer Associates, Inc.
Wynn Hjermstad

We have read the Study and have a few concerns that need to be addressed regarding our property. It states on Page 41 that the front yard part of our parking area will be replaced. The only yard in front is the terrace by the curb the rest is a cut out for Handicap parking and a handicap ramp which in the plan is eliminated. We would like to have the handicap parking remain as is. Handivans and delivery trucks utilize this area, if this area was removed then the parking lot lane would be blocked until these vehicles moved. It stated in the Study that this plan can be modified to avoid conflicts; we feel the plan should be modified to put back this area.

We were not happy with the thought of closing 48th and St. Paul because a lot of our patients come off of 48th Street and if they close this it means our Patients will be driving on the Residential Streets and with parking on both sides on 49th Street it makes the street very narrow. We have three Dentists in our building and our business would be adding about 50 more cars on these streets a day. But this seemed like the only workable alternative we were given.

Right now this lot is our Private Parking Lot for our Patients. We bought this building 12 years ago so we would have a Private Parking Lot so our Patients DID NOT have to look for parking. We shared a City lot for 9 years when our Building was on 48th Street and our Patients were always having difficulty finding a place to park. We also had thought about expanding our building to the west across the north end of our parking lot and with the proposed plans this would no longer be viable. The lot to the West of us is also private, in the plan you have combined both of our parking lots. We maintain our Parking lot and in the winter our lot is cleared from snow by 7:00 a.m. for our patients. Whose responsibility will it be for these lots to be maintained? Can the City guarantee that our Patients won't have to walk thru snow to get to our building? Is the City planning on buying ALL the Private Lots in University Place? The City Lots have a 2-3 hour parking limit Our staff parks in our Lot where do they park if the City takes this over?

We have brought up these questions at the Task Force meetings via e-mail with Wynn Hjermstad on 3/12/03 and also with Schemmer Associates when they came out to our office. We would like answers to these questions before we can fully support this plan. We have been told this may take years before this is all finalized. However, when we are trying to figure out what our future will be in our current building we need to have some answers.

We will most likely voice these concerns with the Planning Commission, City Council and County Board.

Thank you,

MARY ANN AND CHARLES GENRICH, D.D.S.
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mgenrich@neb.rr.com

